



General Assembly

February Session, 2008

***Raised Bill No. 5148***

LCO No. 441

\*00441\_\_\_\_\_HSG\*

Referred to Committee on Select Committee on Housing

Introduced by:  
(HSG)

***AN ACT REESTABLISHING THE DEPARTMENT OF HOUSING.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. Section 4-5 of the 2008 supplement to the general statutes  
2       is repealed and the following is substituted in lieu thereof (*Effective*  
3       *October 1, 2008*):

4       As used in sections 4-6, 4-7 of the 2008 supplement to the general  
5       statutes and 4-8, the term "department head" means Secretary of the  
6       Office of Policy and Management, Commissioner of Administrative  
7       Services, Commissioner of Revenue Services, Banking Commissioner,  
8       Commissioner of Children and Families, Commissioner of Consumer  
9       Protection, Commissioner of Correction, Commissioner of Economic  
10      and Community Development, State Board of Education,  
11      Commissioner of Emergency Management and Homeland Security,  
12      Commissioner of Environmental Protection, Commissioner of  
13      Agriculture, Commissioner of Public Health, Insurance Commissioner,  
14      Labor Commissioner, Liquor Control Commission, Commissioner of  
15      Mental Health and Addiction Services, Commissioner of Public Safety,  
16      Commissioner of Social Services, Commissioner of Developmental  
17      Services, Commissioner of Motor Vehicles, Commissioner of

18 Transportation, Commissioner of Public Works, Commissioner of  
19 Veterans' Affairs, Commissioner of Health Care Access, Commissioner  
20 of Housing, Chief Information Officer, the chairperson of the Public  
21 Utilities Control Authority, the executive director of the Board of  
22 Education and Services for the Blind, the executive director of the  
23 Connecticut Commission on Culture and Tourism, the Ombudsman  
24 for Property Rights and the executive director of the Office of Military  
25 Affairs. As used in sections 4-6 and 4-7 of the 2008 supplement to the  
26 general statutes, "department head" also means the Commissioner of  
27 Education.

28 Sec. 2. Section 4-38c of the general statutes is repealed and the  
29 following is substituted in lieu thereof (*Effective October 1, 2008*):

30 There shall be within the executive branch of state government the  
31 following departments: Office of Policy and Management, Department  
32 of Administrative Services, Department of Revenue Services,  
33 Department of Banking, Department of Agriculture, Department of  
34 Children and Families, Department of Consumer Protection,  
35 Department of Correction, Department of Economic and Community  
36 Development, State Board of Education, Department of Emergency  
37 Management and Homeland Security, Department of Environmental  
38 Protection, Department of Public Health, Board of Governors of  
39 Higher Education, Department of Housing, Insurance Department,  
40 Labor Department, Department of Mental Health and Addiction  
41 Services, Department of Mental Retardation, Department of Public  
42 Safety, Department of Social Services, Department of Transportation,  
43 Department of Motor Vehicles, Department of Veterans' Affairs,  
44 Department of Public Works and Department of Public Utility Control.

45 Sec. 3. Subsection (b) of section 4-66c of the 2008 supplement to the  
46 general statutes is repealed and the following is substituted in lieu  
47 thereof (*Effective October 1, 2008*):

48 (b) (1) The proceeds of the sale of said bonds, to the extent  
49 hereinafter stated, shall be used, subject to the provisions of

50 subsections (c) and (d) of this section, for the purpose of redirecting,  
51 improving and expanding state activities which promote community  
52 conservation and development and improve the quality of life for  
53 urban residents of the state as hereinafter stated: (A) For the  
54 Department of Economic and Community Development: Economic  
55 and community development projects, including administrative costs  
56 incurred by the Department of Economic and Community  
57 Development, not exceeding sixty-seven million five hundred ninety-  
58 one thousand six hundred forty-two dollars, one million dollars of  
59 which shall be used for a grant to the development center program and  
60 the nonprofit business consortium deployment center approved  
61 pursuant to section 32-411; (B) for the Department of Transportation:  
62 Urban mass transit, not exceeding two million dollars; (C) for the  
63 Department of Environmental Protection: Recreation development and  
64 solid waste disposal projects, not exceeding one million nine hundred  
65 ninety-five thousand nine hundred two dollars; (D) for the Department  
66 of Social Services: Child day care projects, elderly centers, shelter  
67 facilities for victims of domestic violence, emergency shelters and  
68 related facilities for the homeless, multipurpose human resource  
69 centers and food distribution facilities, not exceeding thirty-nine  
70 million one hundred thousand dollars, provided four million dollars of  
71 said authorization shall be effective July 1, 1994; (E) for the Department  
72 of [Economic and Community Development] Housing: Housing  
73 projects, not exceeding three million dollars; (F) for the Office of Policy  
74 and Management: (i) Grants-in-aid to municipalities for a pilot  
75 demonstration program to leverage private contributions for  
76 redevelopment of designated historic preservation areas, not  
77 exceeding one million dollars; (ii) grants-in-aid for urban development  
78 projects including economic and community development,  
79 transportation, environmental protection, public safety, children and  
80 families and social services projects and programs, including, in the  
81 case of economic and community development projects administered  
82 on behalf of the Office of Policy and Management by the Department  
83 of Economic and Community Development, administrative costs

84 incurred by the Department of Economic and Community  
85 Development, not exceeding one billion fifty-seven million eight  
86 hundred thousand dollars, provided twenty million dollars of said  
87 authorization shall be effective July 1, 2008.

88 (2) (A) Five million dollars of the grants-in-aid authorized in  
89 subparagraph (F)(ii) of subdivision (1) of this subsection may be made  
90 available to private nonprofit organizations for the purposes described  
91 in said subparagraph (F)(ii). (B) Twelve million dollars of the grants-in-  
92 aid authorized in subparagraph (F)(ii) of subdivision (1) of this  
93 subsection may be made available for necessary renovations and  
94 improvements of libraries. (C) Five million dollars of the grants-in-aid  
95 authorized in subparagraph (F)(ii) of subdivision (1) of this subsection  
96 shall be made available for small business gap financing. (D) Ten  
97 million dollars of the grants-in-aid authorized in subparagraph (F)(ii)  
98 of subdivision (1) of this subsection may be made available for regional  
99 economic development revolving loan funds. (E) One million four  
100 hundred thousand dollars of the grants-in-aid authorized in  
101 subparagraph (F)(ii) of subdivision (1) of this subsection shall be made  
102 available for rehabilitation and renovation of the Black Rock Library in  
103 Bridgeport. (F) Two million five hundred thousand dollars of the  
104 grants-in-aid authorized in subparagraph (F)(ii) of subdivision (1) of  
105 this subsection shall be made available for site acquisition, renovation  
106 and rehabilitation for the Institute for the Hispanic Family in Hartford.

107 Sec. 4. Subsection (e) of section 4-66c of the general statutes is  
108 repealed and the following is substituted in lieu thereof (*Effective*  
109 *October 1, 2008*):

110 (e) Notwithstanding any provision of the general statutes to the  
111 contrary, whenever the Department of Economic and Community  
112 Development, the Department of Housing or the Office of Policy and  
113 Management is authorized by the general statutes to assess, collect or  
114 fund administrative expenses or service charges or otherwise recover  
115 costs or expenses incurred by the state in carrying out the provisions of

116 any economic or community development project or program  
117 administered by the Department of Economic and Community  
118 Development or the Department of Housing, except in the case of  
119 administrative oversight charges described in section 8-37tt, as  
120 amended by this act, amounts so assessed, collected or funded by the  
121 state may be used to pay any administrative expenses of the  
122 Department of Economic and Community Development or the  
123 Department of Housing and shall not be required to be used to pay  
124 expenses related to a particular project or program.

125 Sec. 5. Subsection (a) of section 4-67r of the general statutes is  
126 repealed and the following is substituted in lieu thereof (*Effective*  
127 *October 1, 2008*):

128 (a) There is created a Connecticut Progress Council. The council  
129 shall consist of the following members: The Lieutenant Governor, the  
130 Secretary of the Office of Policy and Management, the Commissioners  
131 of Social Services, Transportation, Education, Housing and Economic  
132 and Community Development; the president pro tempore of the  
133 Senate, the speaker of the House of Representatives, the minority  
134 leader of the Senate, the minority leader of the House of  
135 Representatives, the majority leader of the Senate and the majority  
136 leader of the House of Representatives, or their designees; the  
137 chairpersons and ranking members of the joint standing committee of  
138 the General Assembly having cognizance of matters relating to  
139 planning and development; a representative of a nonprofit municipal  
140 research organization, a representative of a state-sponsored economic  
141 advisory body, a representative of a major labor organization, a  
142 representative of a manufacturing concern, a representative of a  
143 service-related business and a representative of a financial service  
144 company, one appointed by the president pro tempore of the Senate,  
145 one by the speaker of the House of Representatives, one by the  
146 majority leader of the Senate, one by the majority leader of the House  
147 of Representatives, one by the minority leader of the Senate and one by  
148 the minority leader of the House of Representatives and six members

149 appointed by the Governor, one representing medical services, one a  
150 major public or private university, one a major nonprofit organization,  
151 one a state employees' bargaining unit, one an environmental  
152 organization and one a business research organization. The first  
153 meeting of the council shall be called on or before November 1, 1993,  
154 by the Secretary of the Office of Policy and Management. The council  
155 shall elect a chairman from its members at the first meeting.

156       Sec. 6. Subsection (a) of section 4-67x of the 2008 supplement to the  
157 general statutes is repealed and the following is substituted in lieu  
158 thereof (*Effective October 1, 2008*):

159       (a) There shall be a Child Poverty and Prevention Council consisting  
160 of the following members or their designees: The Secretary of the  
161 Office of Policy and Management, the president pro tempore of the  
162 Senate, the speaker of the House of Representatives, the minority  
163 leader of the Senate and the minority leader of the House of  
164 Representatives, the Commissioners of Children and Families, Social  
165 Services, Correction, Developmental Services, Mental Health and  
166 Addiction Services, Transportation, Public Health, Education,  
167 Economic and Community Development, Housing and Health Care  
168 Access, the Labor Commissioner, the Chief Court Administrator, the  
169 chairperson of the Board of Governors of Higher Education, the Child  
170 Advocate, the chairperson of the Children's Trust Fund and the  
171 executive directors of the Commission on Children and the  
172 Commission on Human Rights and Opportunities. The Secretary of the  
173 Office of Policy and Management, or the secretary's designee, shall be  
174 the chairperson of the council. The council shall (1) develop and  
175 promote the implementation of a ten-year plan, to begin June 8, 2004,  
176 to reduce the number of children living in poverty in the state by fifty  
177 per cent, and (2) within available appropriations, establish prevention  
178 goals and recommendations and measure prevention service outcomes  
179 in accordance with this section in order to promote the health and  
180 well-being of children and families.

181       Sec. 7. Subsection (a) of section 2-79a of the general statutes is  
182       repealed and the following is substituted in lieu thereof (*Effective*  
183       *October 1, 2008*):

184       (a) There shall be a Connecticut Advisory Commission on  
185       Intergovernmental Relations. The purpose of the commission shall be  
186       to enhance coordination and cooperation between the state and local  
187       governments. The commission shall consist of the president pro  
188       tempore of the Senate, the speaker of the House of Representatives, the  
189       minority leader of the Senate, the minority leader of the House of  
190       Representatives, the Secretary of the Office of Policy and Management,  
191       the Commissioners of Education, Environmental Protection, Economic  
192       and Community Development, and Housing, or their designees, and  
193       sixteen additional members as follows: (1) Six municipal officials  
194       appointed by the Governor, four of whom shall be selected from a list  
195       of nominees submitted to him by the Connecticut Conference of  
196       Municipalities and two of whom shall be selected from a list submitted  
197       by the Council of Small Towns. Two of such six officials shall be from  
198       towns having populations of twenty thousand or less persons, two  
199       shall be from towns having populations of more than twenty thousand  
200       but less than sixty thousand persons and two shall be from towns  
201       having populations of sixty thousand or more persons; (2) two local  
202       public education officials appointed by the Governor, one of whom  
203       shall be selected from a list of nominees submitted to him by the  
204       Connecticut Association of Boards of Education and one of whom shall  
205       be selected from a list submitted by the Connecticut Association of  
206       School Administrators; (3) one representative of a regional council of  
207       governments or a regional planning agency appointed by the  
208       Governor from a list of nominees submitted to him by the Regional  
209       Planning Association of Connecticut; (4) five persons who do not hold  
210       elected or appointed office in state or local government, one of whom  
211       shall be appointed by the Governor, one of whom shall be appointed  
212       by the president pro tempore of the Senate, one of whom shall be  
213       appointed by the speaker of the House of Representatives, one of  
214       whom shall be appointed by the minority leader of the Senate and one

215 of whom shall be appointed by the minority leader of the House of  
216 Representatives; (5) one representative of the Connecticut Conference  
217 of Municipalities appointed by said conference; and (6) one  
218 representative of the Council of Small Towns appointed by said  
219 council. Each member of the commission appointed pursuant to  
220 subdivisions (1) to (6), inclusive, shall serve for a term of two years. All  
221 other members shall serve for terms which are coterminous with their  
222 terms of office. The Governor shall appoint a chairperson and a vice-  
223 chairperson from among the commission members. Members of the  
224 General Assembly may serve as gubernatorial appointees to the  
225 commission. Members of the commission shall not be compensated for  
226 their services but shall be reimbursed for necessary expenses incurred  
227 in the performance of their duties.

228 Sec. 8. Section 8-37i of the general statutes is repealed and the  
229 following is substituted in lieu thereof (*Effective October 1, 2008*):

230 (a) There shall be a Department of [Economic and Community  
231 Development] Housing. The department head shall be the  
232 Commissioner of [Economic and Community Development] Housing,  
233 who shall be appointed by the Governor in accordance with the  
234 provisions of sections 4-5, 4-6, 4-7 and 4-8, with the powers and duties  
235 therein prescribed.

236 (b) Said department shall constitute a successor department to the  
237 Department of Commerce in accordance with the provisions of  
238 sections 4-38d and 4-39.

239 (c) Said department shall constitute a successor to the functions,  
240 powers and duties of the Department of Community Affairs relating to  
241 housing as set forth in chapters 128, 129, 130, 131 and 135, in  
242 accordance with the provisions of sections 4-38d and 4-39.

243 (d) Said department shall constitute a successor to the functions,  
244 powers and duties of the Department of Economic and Community  
245 Development relating to housing as set forth in chapters 127b to 133,



246 inclusive, 134 to 136, inclusive, 137b to 138f, inclusive, and 138h to  
247 138k, inclusive, in accordance with the provisions of sections 4-38d, 4-  
248 38e and 4-39.

249       Sec. 9. Section 8-37k of the general statutes is repealed and the  
250 following is substituted in lieu thereof (*Effective October 1, 2008*):

251       (a) Whenever the term "Commissioner of Commerce" occurs or is  
252 referred to in the general statutes, it shall be deemed to mean or refer  
253 to the Commissioner of Economic and Community Development.

254       (b) Whenever the term "Department of Commerce" occurs or is  
255 referred to in the general statutes, it shall be deemed to mean or refer  
256 to the Department of Economic and Community Development.

257       (c) Whenever the term "Department of Community Affairs" occurs  
258 or is referred to in chapter 131, it shall be deemed to mean or refer to  
259 the Department of Economic and Community Development.

260       (d) Whenever the term "Commissioner of Community Affairs"  
261 occurs or is referred to in chapter 131, it shall be deemed to mean or  
262 refer to the Commissioner of Economic and Community Development.

263       (e) Notwithstanding the provisions of subsections (a) to (d),  
264 inclusive, of this section, on and after October 1, 2008, whenever the  
265 term "Commissioner of Economic and Community Development"  
266 occurs in chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to  
267 138f, inclusive, and 138h to 138k, inclusive, it shall be deemed to mean  
268 or refer to the Commissioner of Housing.

269       (f) Notwithstanding the provisions of subsections (a) to (d),  
270 inclusive, of this section, on and after October 1, 2008, whenever the  
271 term "Department of Economic and Community Development" occurs  
272 in chapters 127b to 133, inclusive, 134 to 136, inclusive, 137b to 138f,  
273 inclusive, and 138h to 138k, inclusive, it shall be deemed to mean or  
274 refer to the Department of Housing.

275 Sec. 10. Section 8-37r of the general statutes is repealed and the  
276 following is substituted in lieu thereof (*Effective October 1, 2008*):

277 (a) There shall be a Department of [Economic and Community  
278 Development] Housing which shall be the lead agency for all matters  
279 relating to housing. The department head shall be the Commissioner of  
280 [Economic and Community Development] Housing, who shall be  
281 appointed by the Governor in accordance with the provisions of  
282 sections 4-5 to 4-8, inclusive, with the powers and duties therein  
283 prescribed. Said commissioner shall be responsible at the state level for  
284 all aspects of policy, development, redevelopment, preservation,  
285 maintenance and improvement of housing and neighborhoods.

286 (b) Said department shall constitute a successor to the functions,  
287 powers and duties of the Department of Economic and Community  
288 Development relating to housing, community development,  
289 redevelopment and urban renewal as set forth in chapters [128, 129,  
290 130, 135 and 136] 127b to 133, inclusive, 134 to 136, inclusive, 137b to  
291 138f, inclusive, and 138h to 138k, inclusive, in accordance with the  
292 provisions of sections 4-38d, 4-38e and 4-39.

293 Sec. 11. Section 8-37s of the general statutes is repealed and the  
294 following is substituted in lieu thereof (*Effective October 1, 2008*):

295 The Commissioner of [Economic and Community Development]  
296 Housing shall monitor the progress of the public and private sector  
297 toward meeting housing needs and shall collect and annually publish  
298 data on housing production in the state. In order to ensure a steady  
299 flow of information for the purposes of this section, all municipalities  
300 shall submit to the commissioner a copy of the monthly federal Bureau  
301 of the Census report on building permits issued and public  
302 construction filed at the same time as such report is filed with the  
303 federal Bureau of the Census.

304 Sec. 12. Section 8-37t of the general statutes is repealed and the  
305 following is substituted in lieu thereof (*Effective October 1, 2008*):

306 (a) Not later than January 1, 2000, and every five years thereafter,  
307 the Commissioner of [Economic and Community Development]  
308 Housing, together with the Connecticut Housing Finance Authority,  
309 shall prepare a long-range state housing plan, which shall conform and  
310 be subject to the plan of conservation and development for the state  
311 adopted by the General Assembly. The plan shall: (1) Contain an  
312 assessment of the housing needs of households with incomes less than  
313 one hundred per cent of the average area median income, adjusted for  
314 family size, analyzed separately for households with incomes (A) less  
315 than twenty-five per cent of the area median income, (B) more than  
316 twenty-five per cent but not more than fifty per cent of the area  
317 median income, (C) more than fifty per cent but not more than eighty  
318 per cent of the area median income, and (D) more than eighty per cent  
319 but not more than one hundred per cent of the area median income; (2)  
320 analyze the households served by the housing construction, substantial  
321 rehabilitation, purchase and rental assistance programs, including the  
322 number of households served by each program, the total amount of  
323 financial assistance provided to such households and the race of  
324 households served under such programs; (3) provide information on  
325 affirmative fair housing marketing activities and programs and an  
326 analysis of occupancy results of affirmative fair housing marketing  
327 plans and shall include data on the racial composition of the occupants  
328 and persons on the waiting list of each housing project which is  
329 assisted under any housing program established by the general  
330 statutes or special act or which is supervised by the commissioner or  
331 the Connecticut Housing Finance Authority; (4) set specific measurable  
332 goals for meeting identified housing needs; (5) outline strategies for  
333 meeting those goals; and (6) identify state, federal and private sector  
334 resources for affordable housing programs. The provisions of this  
335 section shall not be construed to require an occupant or applicant to  
336 disclose the race of such occupant or applicant on an application or  
337 survey form. The long-range plan shall be updated annually by an  
338 action plan that assesses the state's progress toward meeting housing  
339 needs contained in the long-range plan and recommends revised

340 strategies, if deemed necessary. In preparing the long-range plan and  
341 subsequent action plans, the commissioner shall consult with  
342 representatives of those who use or benefit from state housing  
343 programs.

344 (b) The Department of [Economic and Community Development]  
345 Housing shall submit the long-range housing plan to the General  
346 Assembly not later than January 1, 2000, and each action plan not later  
347 than January first of each subsequent year, after receiving public  
348 review and comment on the long-range plan and each action plan  
349 through written remarks and public hearings. The commencement  
350 date of each plan shall be the July first following the submission of the  
351 plan.

352 Sec. 13. Section 8-37u of the general statutes is repealed and the  
353 following is substituted in lieu thereof (*Effective October 1, 2008*):

354 (a) The Commissioner of [Economic and Community Development]  
355 Housing shall work with regional planning agencies, regional councils  
356 of elected officials, regional councils of governments, municipalities  
357 and municipal agencies, housing authorities and other appropriate  
358 agencies for the purpose of coordinating housing policy and housing  
359 activities, provided such coordination shall not be construed to restrict  
360 or diminish any power, right or authority granted to any municipality,  
361 agency, instrumentality, commission or any administrative or  
362 executive head thereof in accordance with the other provisions of the  
363 general statutes to proceed with any programs, projects or activities.

364 (b) The Commissioner of [Economic and Community Development]  
365 Housing shall coordinate on an ongoing basis the activities and  
366 programs of state agencies or quasi-state authorities which have a  
367 major impact on the cost, production or availability of housing,  
368 provided, such coordination shall not be construed to restrict or  
369 diminish any power, right or authority granted to any such agency or  
370 authority, or of any administrative or executive head thereof in  
371 accordance with the other provisions of the general statutes, to proceed

372 with any programs, projects or activities, except as specifically  
373 provided in this section.

374 (c) In order to facilitate such coordination, the Connecticut Housing  
375 Finance Authority shall submit annually to the Commissioner of  
376 [Economic and Community Development] Housing a projected  
377 twelve-month operating plan. Said plan shall be prepared in a manner  
378 so as to be consistent with the five-year plan referred to in section 8-  
379 37t, as amended by this act, as such plan is then in effect. Said plan  
380 shall include such matters as the authority determines are necessary  
381 and shall include, but not be limited to, production targets under each  
382 multifamily program of the authority, including targets for rental  
383 housing production for both elderly and nonelderly families in a  
384 proportion consistent with housing needs estimated pursuant to  
385 section 8-37t, as amended by this act; proposed new and expanded  
386 programs; proposed outreach activities to help serve areas of the state  
387 or segments of the population whose housing needs have been  
388 particularly underserved, and estimated level of subsidy needed to  
389 support the proposed level of production. The first such plan shall be  
390 submitted to the Commissioner of [Economic and Community  
391 Development] Housing prior to January 1, 1981, and subsequent plans  
392 on each twelve-month anniversary thereof.

393 (d) In the event the commissioner determines that the Connecticut  
394 Housing Finance Authority has not complied with the requirements of  
395 subsection (c) of this section, he shall file a report with the Secretary of  
396 the Office of Policy and Management setting forth the items of the plan  
397 which are inconsistent with the five-year plan and setting forth those  
398 recommendations which in his opinion would result in such plan  
399 being consistent with the five-year plan. In the event that the Secretary  
400 of the Office of Policy and Management concurs with the  
401 Commissioner of [Economic and Community Development] Housing,  
402 he shall convene a panel of the Commissioner of Economic and  
403 Community Development, the chairman of the Connecticut Housing  
404 Finance Authority and the Secretary of the Office of Policy and

405 Management, which panel shall resolve the inconsistencies. Nothing  
406 contained in this section shall limit the right or obligation of the  
407 Connecticut Housing Finance Authority to comply with the provisions  
408 of or covenants contained in any contract with or for the benefit of the  
409 holders of any bonds, notes or other obligations evidencing  
410 indebtedness of such authority.

411 (e) The Connecticut Housing Finance Authority shall, to the  
412 maximum extent practical, conduct its business according to the plan  
413 approved by the commissioner.

414 (f) The Commissioner of [Economic and Community Development]  
415 Housing shall consult with the Commissioner of Agriculture with  
416 regard to the policies, activities, plans and programs specified in this  
417 section and the impact on and degree of protection provided to  
418 agricultural land by such policies, activities, plans and programs.

419 Sec. 14. Section 8-37v of the general statutes is repealed and the  
420 following is substituted in lieu thereof (*Effective October 1, 2008*):

421 The Commissioner of [Economic and Community Development]  
422 Housing is authorized to undertake and carry out research activities,  
423 including, but not limited to, examination of housing needs and means  
424 of meeting those needs; investigation of techniques and opportunities  
425 for reducing housing costs, preserving neighborhoods and reducing  
426 energy consumption; testing of innovative housing technologies; the  
427 use of mobile and modular housing; and such other activities as he  
428 deems necessary to aid the state, its municipalities and the housing  
429 industry in meeting housing and community development needs.

430 Sec. 15. Section 8-37w of the general statutes is repealed and the  
431 following is substituted in lieu thereof (*Effective October 1, 2008*):

432 (a) The Commissioner of [Economic and Community Development]  
433 Housing shall develop and publish a model ordinance and model  
434 procedures which may be adopted by municipalities in regulating the

435 development of land, which ordinance and procedures shall provide  
436 for: (1) The utilization of a single consolidated application form for use  
437 by all municipal agencies having jurisdiction to review and approve  
438 such development; (2) coordination of staff review and  
439 communications between staff and the applicant; (3) the elimination of  
440 separate public hearings by review agencies whenever practicable and  
441 if requested by the applicant; and (4) the concurrent running of all  
442 applicable time limits for decisions by approval agencies.

443 (b) The Commissioner of [Economic and Community Development]  
444 Housing shall submit any model ordinances or procedures developed  
445 pursuant to subsection (a) of this section to the General Assembly for  
446 its approval prior to publishing or promulgating any such ordinances  
447 or procedures.

448 Sec. 16. Section 8-37x of the general statutes is repealed and the  
449 following is substituted in lieu thereof (*Effective October 1, 2008*):

450 (a) As used in this section, "authority" or "housing authority" means  
451 any of the public corporations created by section 8-40 and the  
452 Connecticut Housing Authority when exercising the rights, powers,  
453 duties or privileges of, or subject to the immunities or limitations of,  
454 housing authorities pursuant to section 8-121, and "housing project"  
455 means a project developed or administered pursuant to chapter 128.

456 (b) The Commissioner of [Economic and Community Development]  
457 Housing may: (1) Collect and correlate information regarding housing  
458 projects of authorities in the state and upon request to furnish the  
459 authorities, in matters of common interest, information, advice and the  
460 services of expert personnel; (2) study state-wide needs for the  
461 elimination of substandard housing to stimulate state and city  
462 planning involving housing, and otherwise to study housing needs,  
463 both rural and urban, and to formulate proposals for meeting these  
464 needs; (3) study methods of encouraging investment of private capital  
465 in low rent housing; (4) study the necessity, feasibility and advantage  
466 of the use of state credit by way of loan or subsidy to assist the

467 financing of housing projects for persons of low income; and (5) accept  
468 grants-in-aid of any of said commissioner's powers made pursuant to  
469 the provisions of any state or federal law and, for the purpose of  
470 complying with the requirements or recommendations of any such  
471 law, to prepare such plans and specifications and to make such  
472 studies, surveys, reports or recommendations concerning existing or  
473 contemplated housing conditions or projects in the state as may be  
474 necessary or appropriate.

475 (c) Notwithstanding any other provision of the general statutes, the  
476 Commissioner of [Economic and Community Development] Housing  
477 may, after conducting a public bidding process as provided in section  
478 8-44, enter into a master contract or contracts with local, regional or  
479 state-wide suppliers of labor, supplies, materials, services or personal  
480 property on behalf of one or more housing authorities operating state-  
481 financed housing programs or projects. The commissioner may, in said  
482 commissioner's discretion, with respect to partially completed state-  
483 financed programs or projects or in the event of emergencies affecting  
484 human health, safety, welfare and life or endangering property, waive  
485 the bidding requirement and threshold of said section 8-44.

486 (d) The Commissioner of [Economic and Community Development]  
487 Housing may designate as said commissioner's agent any deputy  
488 commissioner or any employee to exercise such authority of the  
489 commissioner as said commissioner delegates for the administration of  
490 any applicable statute or regulation.

491 (e) As used in this subsection, "troubled loan" means a loan in which  
492 payments of interest or principal, or both interest and principal, (1) are  
493 delinquent under the terms of a loan agreement, or (2) may become  
494 delinquent under conditions which exist which would reasonably lead  
495 the Commissioner of [Economic and Community Development]  
496 Housing to believe that a borrower would be unable to repay the loan.  
497 Said commissioner may authorize the deferred payments of interest or  
498 principal, or both interest and principal, or a portion thereof, in the



499 case of a troubled loan made by the commissioner under any provision  
500 of the general statutes or special acts if said commissioner determines  
501 the deferral to be in the best interests of the state. Such determination  
502 shall be in writing and shall include a statement of the reasons why the  
503 deferral is in the best interests of the state. Any deferral made under  
504 the provisions of this section shall be subject to the approval of the  
505 State Bond Commission.

506 (f) Upon an action by the Commissioner of [Economic and  
507 Community Development] Housing to preserve the state's interest in  
508 any contract for financial assistance that results in the state acquiring  
509 title to any housing property, the commissioner shall be deemed to be  
510 an eligible developer, as defined in section 8-39, for the purposes of  
511 operating the property and receiving state or federal financial  
512 assistance on behalf of the property or the operation of the property.

513 (g) The Commissioner of [Economic and Community Development]  
514 Housing, in consultation with the executive director of the Connecticut  
515 Housing Finance Authority, upon the lawful dissolution of any eligible  
516 developer of property financed with a loan, grant or any combination  
517 thereof from the state, may (1) accept ownership of property owned by  
518 such a developer in the name of the state and dispose of such property  
519 to an eligible developer for a price and upon terms that the  
520 commissioner deems proper, provided such action shall preserve the  
521 property as housing for very low, low or moderate income persons; or  
522 (2) after approval by the Secretary of the Office of Policy and  
523 Management allow such property to participate in any programs that  
524 the commissioner operates, in order to preserve the property as  
525 housing for very low, low or moderate income persons. For purposes  
526 of this subsection, "housing" includes facilities and amenities incidental  
527 and pertinent to the provision of affordable housing and intended  
528 primarily to serve the residents of the affordable housing  
529 development, including, but not limited to, a community room, a  
530 laundry room, day care space, a computer center, a management  
531 center or playground.

532 (h) Notwithstanding the provisions of subsection (g) of this section,  
533 the Commissioner of [Economic and Community Development]  
534 Housing shall allow the continued use of: (1) The Saint Joseph's  
535 Residence for Mothers and Children, located in Bridgeport, which is  
536 utilized as a day care center; (2) the House of Bread, located in  
537 Hartford, which is utilized as a community day care center and  
538 corporate offices; and (3) the Rainbow Court Cooperative, located in  
539 Middletown, which is utilized as rental units for lower income  
540 persons.

541 (i) The Commissioner of [Economic and Community Development]  
542 Housing may adopt regulations, in accordance with the provisions of  
543 chapter 54, to carry out the purposes of the Department of [Economic  
544 and Community Development] Housing as established by statute.

545 Sec. 17. Section 8-37y of the general statutes is repealed and the  
546 following is substituted in lieu thereof (*Effective October 1, 2008*):

547 (a) The Commissioner of [Economic and Community Development]  
548 Housing may, with the approval of the Commissioner of Public Works,  
549 the Secretary of the Office of Policy and Management and the State  
550 Properties Review Board, sell, exchange, lease or enter into agreements  
551 concerning any real property, as defined in section 8-39, belonging to  
552 the state and transferred to the custody and control of the Department  
553 of [Economic and Community Development] Housing under the  
554 provisions of subsection (b) of section 4b-21. The commissioner shall  
555 require, as a condition of any sale, exchange, lease or agreement  
556 entered into pursuant to this section, that such real property be used  
557 only for an emergency shelter or transitional living facility for  
558 homeless persons or for the provision of low and moderate income  
559 housing, including, but not limited to, the construction, rehabilitation  
560 or renovation of housing for persons and families of low and moderate  
561 income, except that such condition, in the discretion of the  
562 commissioner, may be subordinated in the case of a subsequent first  
563 mortgage or a requirement of a governmental program relating to such

564 real property, and except that in the case of an exchange of real  
565 property, the commissioner (1) shall require that the parcel received by  
566 the commissioner, as a condition of such exchange, shall be suitable for  
567 an emergency shelter or transitional living facility for homeless  
568 persons or for the construction, rehabilitation or renovation of housing  
569 for persons and families of low and moderate income, and (2) shall  
570 release any restrictions required to be imposed by this subsection on  
571 the parcel transferred by the commissioner. Prior to any such sale,  
572 exchange, lease or agreement, the commissioner shall notify the chief  
573 executive officer or officers of the municipality or municipalities in  
574 which such real property is located. No such real property may be  
575 sold, exchanged or leased by the commissioner under this subsection  
576 without the approval of the municipality or municipalities in which  
577 the real property is located.

578 (b) The Commissioner of [Economic and Community Development]  
579 Housing, with the approval of the Commissioner of Public Works, the  
580 Secretary of the Office of Policy and Management and the State  
581 Properties Review Board, may: (1) Enter into a contract to purchase,  
582 lease or hold any surplus real property made available by the federal  
583 government, including excess real property acquired by the federal  
584 government for highway construction, if the commissioner determines  
585 that such real property can be utilized for the construction,  
586 rehabilitation or renovation of housing for persons and families of low  
587 and moderate income, and (2) sell, exchange, lease or enter into  
588 agreements concerning any real property acquired by the  
589 commissioner under subdivision (1) of this subsection. The  
590 commissioner shall require, as a condition of any sale, exchange, lease  
591 or agreement entered into pursuant to subdivision (2) of this  
592 subsection, that such real property be used only for the construction,  
593 rehabilitation or renovation of housing for persons and families of low  
594 and moderate income. Prior to any such sale, exchange, lease or  
595 agreement, the commissioner shall notify the chief executive officer or  
596 officers of the municipality or municipalities in which such real  
597 property is located. No such real property may be sold, exchanged or

598 leased by the commissioner under subdivision (2) of this subsection  
599 without the approval of the municipality or municipalities in which  
600 the real property is located.

601 (c) The use of any real property under this section shall be subject to  
602 the planning, zoning, sanitary and building laws, ordinances and  
603 regulations applicable to the locality in which the real property is  
604 located.

605 (d) As used in this section, "exchange" means the mutual transfer of  
606 interests in real property, simultaneously and each in consideration of  
607 the other.

608 Sec. 18. Section 8-37z of the general statutes is repealed and the  
609 following is substituted in lieu thereof (*Effective October 1, 2008*):

610 (a) The Commissioner of [Economic and Community Development]  
611 Housing shall ensure that the involuntary displacement of persons and  
612 families residing in any single-family or multifamily dwelling, which  
613 displacement occurs in connection with any housing or community  
614 development project or economic development project receiving state  
615 financial assistance under any program administered by the  
616 commissioner under the general statutes, is reduced to the minimum  
617 level consistent with achieving the objectives of such program. The  
618 commissioner shall require, as a condition of any contract for state  
619 financial assistance under the provisions of any such program, that the  
620 project for which such financial assistance is provided (1) will not  
621 cause the temporary or permanent displacement of persons and  
622 families residing in any single-family or multifamily dwelling, or (2)  
623 will cause only the minimum level of such displacement which cannot  
624 be avoided due to the nature of the project. The commissioner shall  
625 ensure that all steps necessary to provide any relocation assistance  
626 available under chapter 135 to persons and families unavoidably  
627 displaced as a result of any state assisted housing or community  
628 development project or economic development project have been  
629 taken before granting final approval of any financial assistance for

630 such project.

631 (b) The Commissioner of [Economic and Community Development]  
632 Housing shall adopt regulations, in accordance with the provisions of  
633 chapter 54, to carry out the purposes of this section.

634 Sec. 19. Section 8-37aa of the general statutes is repealed and the  
635 following is substituted in lieu thereof (*Effective October 1, 2008*):

636 As used in sections 8-37bb to 8-37dd, inclusive, as amended by this  
637 act, "housing agency" means the Department of [Economic and  
638 Community Development] Housing, the Connecticut Housing Finance  
639 Authority and the Connecticut Housing Authority, and "income  
640 group" means one of the following household groups, adjusted for  
641 family size and based on the appropriate area median income  
642 established by the United States Department of Housing and Urban  
643 Development: (1) Households with incomes twenty-five per cent or  
644 less than the area median income; (2) households with incomes more  
645 than twenty-five per cent but not more than fifty per cent of the area  
646 median income; (3) households with incomes more than fifty per cent  
647 but not more than eighty per cent of the area median income; (4)  
648 households with incomes more than eighty per cent but not more than  
649 one hundred per cent of the area median income; and (5) households  
650 with incomes more than one hundred per cent of the area median  
651 income.

652 Sec. 20. Subsection (a) of section 8-37bb of the general statutes is  
653 repealed and the following is substituted in lieu thereof (*Effective*  
654 *October 1, 2008*):

655 (a) On or before December 31, 1991, and annually thereafter, each  
656 housing agency, except the Department of [Economic and Community  
657 Development] Housing, shall submit to the General Assembly a report,  
658 for the year ending the preceding September thirtieth, which analyzes  
659 by income group, households served by its housing construction,  
660 substantial rehabilitation, purchase and rental assistance programs.

661 Each report submitted after December 31, 1991, shall analyze the  
662 households served under each program by race. The analysis shall  
663 provide information by housing development, if applicable, and by  
664 program. Each analysis shall include data for all households (1)  
665 entering an agency program during the year ending the preceding  
666 September thirtieth, and (2) in occupancy or receiving the benefits of  
667 an agency rental program the preceding September thirtieth. The  
668 report of the Connecticut Housing Finance Authority shall also  
669 identify, by census tract, the number of households served in each  
670 program and the total amount of financial assistance provided to such  
671 households. The provisions of this section shall not be construed to  
672 preclude a housing agency from reporting additional information on  
673 programs it administers. Each report submitted under this section shall  
674 also analyze the efforts, and the results of such efforts, of each agency  
675 in promoting fair housing choice and racial and economic integration.  
676 The provisions of this section shall not be construed to require an  
677 occupant or applicant to disclose his race on an application or survey  
678 form.

679 Sec. 21. Section 8-37ff of the general statutes is repealed and the  
680 following is substituted in lieu thereof (*Effective October 1, 2008*):

681 Not later than July 1, 2006, the Department of [Economic and  
682 Community Development] Housing shall develop and maintain a  
683 comprehensive inventory of all assisted housing, as defined in section  
684 8-30g, in the state. The inventory shall identify all existing assisted  
685 rental units by type and funding source, and include, but not be  
686 limited to, information on tenant eligibility, rents charged, available  
687 subsidies, occupancy and vacancy rates, waiting lists and accessibility  
688 features. In order to assist the department in the completion of the  
689 inventory, all owners of such housing units, both public and private,  
690 shall report accessible housing units to the database established and  
691 maintained under section 8-119x.

692 Sec. 22. Section 8-37jj of the general statutes is repealed and the

693 following is substituted in lieu thereof (*Effective October 1, 2008*):

694 (a) The Department of [Economic and Community Development]  
695 Housing may not approve electric resistance as the primary heat  
696 source in new, subsidized housing except where justified by a life-  
697 cycle cost analysis whose methodology has been approved by the  
698 division of the Office of Policy and Management responsible for  
699 energy matters.

700 (b) If the Department of [Economic and Community Development]  
701 Housing or the Connecticut Housing Finance Authority uses electric  
702 resistance space heating as the primary heating source in any new  
703 construction, it shall construct the unit in such a way as to be eligible  
704 for any available energy conservation incentives provided by the  
705 electric company, as defined in section 16-1, or the municipal utility  
706 furnishing electric service to such unit.

707 Sec. 23. Section 8-37kk of the general statutes is repealed and the  
708 following is substituted in lieu thereof (*Effective October 1, 2008*):

709 The Department of [Economic and Community Development]  
710 Housing and the Connecticut Housing Finance Authority shall give  
711 preference to loans for energy efficient projects in all grant and loan  
712 programs.

713 Sec. 24. Section 8-37ll of the general statutes is repealed and the  
714 following is substituted in lieu thereof (*Effective October 1, 2008*):

715 (a) No state financial assistance for any housing or community  
716 development project or economic development project shall be  
717 provided by the Commissioner of [Economic and Community  
718 Development] Housing under any program administered by the  
719 commissioner unless the commissioner has first approved a residential  
720 antidisplacement and relocation assistance plan submitted under  
721 subsection (b) of this section by the applicant seeking such financial  
722 assistance. The Commissioner of [Economic and Community

723 Development] Housing shall ensure that any such plan is properly  
724 implemented for each project for which a plan is submitted.

725 (b) Any applicant seeking state financial assistance for any housing  
726 or community development project or economic development project  
727 under any program administered by the Commissioner of [Economic  
728 and Community Development] Housing shall submit a residential  
729 antidisplacement and relocation assistance plan to the commissioner as  
730 part of the application for such financial assistance. The plan shall  
731 demonstrate that the project for which financial assistance is applied  
732 for will not cause the temporary or permanent displacement of persons  
733 and families residing in any single-family or multifamily residential  
734 dwelling or, if such displacement will result, that such project will  
735 cause no more displacement than is necessary to accomplish the  
736 project. If occupiable dwelling units are destroyed as a result of the  
737 project or displacement of low and moderate income households will  
738 result from the project, the plan shall further demonstrate that: (1) The  
739 applicant shall provide comparable replacement dwellings within the  
740 same municipality for the same number of occupants as could have  
741 been housed in the occupied and vacant occupiable residential  
742 dwellings that will be demolished or converted to a use other than  
743 housing for low and moderate income persons and families as a result  
744 of the project; (2) such replacement dwellings shall be designed to  
745 remain affordable to low and moderate income persons and families  
746 for ten years; (3) relocation assistance benefits shall be provided  
747 pursuant to chapter 135 for all persons displaced as a result of the  
748 project; and (4) displaced persons, to the extent practicable, who wish  
749 to remain in the same neighborhood shall be relocated within such  
750 neighborhood. As used in this subsection, "low and moderate income  
751 persons and families" means persons, families or households whose  
752 annual income is less than or equal to eighty per cent of the area  
753 median income for the area of the state in which they live, as  
754 determined by the United States Department of Housing and Urban  
755 Development. An applicant shall be deemed to have met the  
756 replacement requirements of this section by rehabilitation of vacant,



757 unoccupiable units.

758 (c) The Commissioner of [Economic and Community Development]  
759 Housing may exempt an applicant from the provisions of this section  
760 upon determination that:

761 (1) Based on objective data, there is available in the area an adequate  
762 supply of habitable affordable housing for the full range of low and  
763 moderate income persons, or

764 (2) The project will dedicate at least as much total floor space to  
765 housing for low and moderate income persons and families as was  
766 contained in all the dwelling units being replaced, whether occupied  
767 or vacant, and either (A) the project will not permanently displace any  
768 person or family, or (B) all of the following: (i) The sizes and purposes  
769 of the dwelling units in the project are at least as needed as the sizes  
770 and purposes of the dwelling units to be replaced; (ii) the number of  
771 very low income persons to be served in the project is not less than the  
772 number of very low income persons served by the structure to be  
773 replaced; [.] and (iii) the persons and families to be displaced by the  
774 project will be relocated to permanent housing and will receive  
775 relocation assistance pursuant to chapter 135. As used in this  
776 subsection, "very low income persons" means persons whose annual  
777 income is less than or equal to fifty per cent of the area median income  
778 for the area of the state in which they live, as determined by the United  
779 States Department of Housing and Urban Development.

780 (d) The Commissioner of [Economic and Community Development]  
781 Housing shall adopt regulations, in accordance with the provisions of  
782 chapter 54, to carry out the purposes of this section. Such regulations  
783 shall define the objective data used under subdivision (1) of subsection  
784 (c) of this section to determine whether there is an adequate supply of  
785 habitable affordable housing for the full range of low and moderate  
786 income persons and families residing in the area.

787 Sec. 25. Subsection (a) of section 8-37pp of the general statutes is

788 repealed and the following is substituted in lieu thereof (*Effective*  
789 *October 1, 2008*):

790 (a) For purposes of this section:

791 (1) "Affordable housing" means affordable housing, as defined in  
792 section 8-39a;

793 (2) "Commissioner" means the Commissioner of [Economic and  
794 Community Development] Housing;

795 (3) "Department" means the Department of [Economic and  
796 Community Development] Housing;

797 (4) "Eligible applicant" means: (A) A nonprofit entity; (B) a  
798 municipality; (C) a housing authority; (D) a business corporation  
799 incorporated pursuant to chapter 601 or any predecessor statutes  
800 thereto or authorized to do business pursuant to said chapter 601  
801 having as one of its purposes the construction, financing, acquisition,  
802 rehabilitation or operation of affordable housing, and having a  
803 certificate or articles of incorporation approved by the commissioner;  
804 (E) any partnership, limited partnership, limited liability company,  
805 joint venture, sole proprietorship, trust or association having as one of  
806 its purposes the construction, financing, acquisition, rehabilitation or  
807 operation of affordable housing, and having basic documents of  
808 organization approved by the commissioner; or (F) any combination  
809 thereof;

810 (5) "Eligible costs" means costs relating to the planning,  
811 implementation and completion of an eligible project; and

812 (6) "Eligible project" means a project designed for the purpose of  
813 providing affordable housing, and shall include, but not be limited to,  
814 (A) acquisition, construction, rehabilitation, repair and maintenance of  
815 residential or mixed use structures, (B) acquisition, construction,  
816 rehabilitation, repair and maintenance of related infrastructure,  
817 facilities and amenities incidental and pertinent to the provision of

818 affordable housing and intended primarily to serve the residents of the  
819 affordable housing project, that may include, but not be limited to, a  
820 community room, laundry, day care space, computer center,  
821 management office or playground, or (C) demolition, renovation or  
822 redevelopment of vacant buildings or related infrastructure.

823 Sec. 26. Subdivision (1) of subsection (a) of section 8-37qq of the  
824 general statutes is repealed and the following is substituted in lieu  
825 thereof (*Effective October 1, 2008*):

826 (1) "Bond-financed state housing program" means any program  
827 administered by the Commissioner of [Economic and Community  
828 Development] Housing which provides financial assistance for  
829 housing acquisition, development, rehabilitation or support services,  
830 and which may be financed in whole or in part from the proceeds of  
831 the state's general obligation bonds, including: Acquisition of surplus  
832 land pursuant to section 8-37y, affordable housing projects pursuant to  
833 section 8-37pp, housing authority programs for social and  
834 supplementary services, project rehabilitation and improvement and  
835 energy conservation pursuant to section 8-44a, moderate rental  
836 housing pursuant to section 8-70, moderate cost housing pursuant to  
837 section 8-82, housing for elderly persons pursuant to section 8-114a,  
838 congregate housing for the elderly pursuant to section 8-119h, housing  
839 for low-income persons pursuant to section 8-119dd, financial  
840 assistance for redevelopment or urban renewal projects pursuant to  
841 section 8-154a, housing and community development pursuant to  
842 sections 8-169l and 8-216b, urban homesteading pursuant to subsection  
843 (a) of section 8-169w, community housing land bank and land trust  
844 program pursuant to section 8-214d, financial assistance for  
845 development of limited equity cooperatives and mutual housing  
846 pursuant to section 8-214f, community housing development  
847 corporations pursuant to sections 8-218 and 8-218a, financial assistance  
848 to elderly homeowners for emergency repairs or rehabilitation  
849 pursuant to section 8-219b, financial assistance for removal of lead-  
850 based paint and asbestos pursuant to section 8-219e, home ownership

851 loans pursuant to subsection (a) of section 8-286, housing programs for  
852 homeless persons pursuant to sections 8-356 and 8-357, grants to  
853 municipalities for financing low and moderate income rental housing  
854 pursuant to section 8-365, housing infrastructure grants and loans  
855 pursuant to section 8-387, private rental investment mortgage and  
856 equity program pursuant to sections 8-401 and 8-403, assistance for  
857 housing predevelopment costs pursuant to sections 8-410 and 8-411,  
858 residential subsurface sewage disposal system repair program  
859 pursuant to sections 8-415 and 8-420, energy conservation loans  
860 pursuant to section 16a-40b, rent receivership pursuant to section 47a-  
861 56j, and any other such program now, heretofore or hereafter existing,  
862 and any additions or amendments to such programs.

863 Sec. 27. Subdivision (2) of subsection (e) of section 8-37qq of the  
864 general statutes is repealed and the following is substituted in lieu  
865 thereof (*Effective October 1, 2008*):

866 (2) (A) Notwithstanding any provision of the general statutes or any  
867 public or special act to the contrary, except sections 8-76 and 8-80, the  
868 following shall be paid to the State Treasurer for deposit in the  
869 Housing Repayment and Revolving Loan Fund: (i) All payments to the  
870 state of principal or interest on loans that the ultimate recipient is  
871 obligated to repay to the state, with or without interest, made pursuant  
872 to section 8-114a with respect to loans for housing for elderly persons,  
873 section 8-119h with respect to loans for congregate housing for the  
874 elderly, subsection (a) of section 8-169w with respect to urban  
875 homesteading loans, sections 8-218 and 8-218a with respect to  
876 community housing development corporation loans, section 8-337  
877 with respect to security deposit revolving loans, section 8-410 with  
878 respect to housing predevelopment cost loans, section 8-415 and  
879 section 8-420 with respect to subsurface sewage disposal system repair  
880 loans, and section 8-37pp with respect to loans for affordable housing;  
881 (ii) all payments of principal with respect to energy conservation loans  
882 pursuant to section 16a-40b; (iii) all payments made to the state  
883 constituting the liquidation of an equity interest pursuant to section 8-

884 404 with respect to the private rental investment mortgage and equity  
885 program; (iv) all payments made to the state constituting the  
886 liquidation of any other security interest or lien taken or granted  
887 pursuant to a bond-financed state housing program or assistance or  
888 related agreement, except liquidations constituting principal or interest  
889 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this  
890 subdivision and the liquidation of security interests or liens with  
891 respect to rent receivership pursuant to subsection (c) of section 47a-  
892 56i; (v) all other return or recapture of state financial assistance made  
893 pursuant to the provisions of any bond-financed state housing  
894 program or assistance or related agreement, except principal or interest  
895 on loans not mentioned in subparagraph (A)(i) or (A)(ii) of this  
896 subdivision and payments received with respect to rent receivership  
897 pursuant to subsection (c) of section 47a-56i; (vi) all payments of state  
898 service fees and administrative oversight charges rendered in  
899 accordance with the provisions of any bond-financed state housing  
900 program other than state service fees financed from the proceeds of the  
901 state's general obligation bonds; and (vii) all other compensation or  
902 reimbursement paid to the Department of [Economic and Community  
903 Development] Housing with respect to bond-financed state housing  
904 programs other than from the federal government.

905 (B) Notwithstanding any provision of the general statutes or any  
906 public or special act to the contrary, except as provided in this  
907 subsection, loans for any bond-financed state housing program which  
908 the ultimate recipient is obligated to repay to the state, with or without  
909 interest, may be paid out of moneys deposited in the Housing  
910 Repayment and Revolving Loan Fund without the prior approval of  
911 the State Bond Commission, subject to the approval of the Governor of  
912 an allotment. All payments on energy conservation loans pursuant to  
913 said section 16a-40b shall be accounted for separately from other  
914 moneys in the Housing Repayment and Revolving Loan Fund, and  
915 shall be used to make further loans pursuant to said section 16a-40b  
916 and to pay any administrative expense attributable to such loans.

917 (C) Notwithstanding any provision of the general statutes or any  
918 public or special act, payment of any administrative expense may be  
919 made out of the Housing Repayment and Revolving Loan Fund  
920 subject to the approval of the Governor of an allotment for such  
921 purpose.

922 Sec. 28. Subdivision (4) of section 8-37rr of the general statutes is  
923 repealed and the following is substituted in lieu thereof (*Effective*  
924 *October 1, 2008*):

925 (4) "Commissioner" means the Commissioner of [Economic and  
926 Community Development] Housing.

927 Sec. 29. Subsection (a) of section 8-37tt of the general statutes is  
928 repealed and the following is substituted in lieu thereof (*Effective*  
929 *October 1, 2008*):

930 (a) As used in this section, "administrative oversight charge" means  
931 any fee payable to the Department of [Economic and Community  
932 Development] Housing from sources other than (1) the proceeds from  
933 the sale of the state's general obligation bonds, or (2) the housing  
934 repayment and revolving loan program established pursuant to  
935 subsection (e) of section 8-37qq, that is imposed to pay all or a portion  
936 of the costs and expenses of the Department of [Economic and  
937 Community Development] Housing in monitoring facilities developed  
938 with financial assistance pursuant to any bond-financed state housing  
939 program as defined in subsection (a) of section 8-37qq, and ensuring  
940 compliance with requirements and restrictions applicable to such  
941 facilities.

942 Sec. 30. Section 8-37uu of the general statutes is repealed and the  
943 following is substituted in lieu thereof (*Effective October 1, 2008*):

944 Notwithstanding any provision of the general statutes, the  
945 Department of [Economic and Community Development] Housing, in  
946 consultation with the Connecticut Housing Finance Authority, the

947 Office of Policy and Management and the State Treasurer, shall  
948 arrange for the transfer of the housing loan portfolio of said  
949 department or any portion thereof, to said authority.

950 Sec. 31. Subsections (b) and (c) of section 8-37vv of the general  
951 statutes are repealed and the following is substituted in lieu thereof  
952 (*Effective October 1, 2008*):

953 (b) There is established a revolving loan fund to be known as the  
954 "Rental Housing Revolving Loan Fund". The fund may be funded from  
955 moneys allocated to the program established by section 8-37pp, as  
956 amended by this act, or from any moneys available to the  
957 [Commissioner of Economic and Community Development] Housing  
958 or the fund from other sources. Investment earnings credited to the  
959 fund shall become part of the assets of the fund. Any balance  
960 remaining in the fund at the end of any fiscal year shall be carried  
961 forward in the fund for the next fiscal year. Payments of principal or  
962 interest on a low interest loan made pursuant to this section shall be  
963 paid to the State Treasurer for deposit in the Rental Housing Revolving  
964 Loan Fund. The fund shall be used to make low interest loans  
965 pursuant to subsection (c) of this section and to pay reasonable and  
966 necessary expenses incurred in administering loans under this section.  
967 The Commissioner of [Economic and Community Development]  
968 Housing may enter into contracts with nonprofit corporations to  
969 provide for the administration of the Rental Housing Revolving Loan  
970 Fund by such nonprofit corporations, provided no low interest loan  
971 shall be made from the fund without the authorization of the  
972 commissioner as provided in subsection (c) of this section.

973 (c) The state, acting by and in the discretion of the Commissioner of  
974 [Economic and Community Development] Housing, may enter into  
975 contracts to provide financial assistance in the form of low interest  
976 loans to owners of eligible buildings for eligible costs. The  
977 commissioner may require owners of eligible buildings who apply for  
978 a low interest loan pursuant to this section to submit a copy of the

979 report filed by the building inspector listing code violations, and an  
980 estimate of the cost of repairs to correct such violations. The  
981 commissioner may establish priorities for the low cost loans provided  
982 pursuant to this program, including, but not limited to, types of repairs  
983 financed, the location of the eligible building, ability of owners to  
984 repay such loans, and the extent to which any repairs will extend the  
985 useful life of the eligible building.

986 Sec. 32. Section 8-37ww of the general statutes is repealed and the  
987 following is substituted in lieu thereof (*Effective October 1, 2008*):

988 (a) As used in this section, "eligible building" means a two to six-  
989 family building that was built prior to 1950 and has wooden windows,  
990 and "commissioner" means the Commissioner of [Economic and  
991 Community Development] Housing.

992 (b) The commissioner may establish a demonstration program in  
993 one or more municipalities to promote energy efficiency and  
994 environmentally safe housing by providing matching grants to owners  
995 of eligible buildings to repair or replace wooden windows in such  
996 buildings. Such demonstration program may be funded from moneys  
997 allocated to the program established by section 8-37pp or from any  
998 moneys available to the Commissioner of [Economic and Community  
999 Development] Housing from other sources. Of the first three  
1000 municipalities in which such demonstration program is established, at  
1001 least two shall have a population of one hundred thousand or more  
1002 and at least one shall have a population of less than one hundred  
1003 thousand. No such grant shall exceed one hundred dollars for each  
1004 window to be repaired or replaced. The commissioner may contract  
1005 with one or more entities to operate the program.

1006 (c) The demonstration program shall end on June 30, 2008. On or  
1007 before February 1, 2008, the commissioner shall report to the select  
1008 committee of the General Assembly having cognizance of matters  
1009 relating to housing as to the number of eligible buildings for which  
1010 assistance was provided, the costs involved, the effectiveness of the



1011 demonstration program and the commissioner's recommendation as to  
1012 whether the demonstration program should be expanded and made  
1013 permanent.

1014 Sec. 33. Subsection (d) of section 32-1b of the general statutes is  
1015 repealed and the following is substituted in lieu thereof (*Effective*  
1016 *October 1, 2008*):

1017 (d) [Whenever] Prior to October 1, 2008, whenever the term  
1018 "Commissioner of Housing" is used or referred to in the general  
1019 statutes, the term "Commissioner of Economic and Community  
1020 Development" shall be substituted in lieu thereof. [Whenever] Prior to  
1021 October 1, 2008, whenever the term "Department of Housing" is used  
1022 or referred to in the general statutes, the term "Department of  
1023 Economic and Community Development" shall be substituted in lieu  
1024 thereof.

1025 Sec. 34. (NEW) (*Effective October 1, 2008*) Whenever the words  
1026 "Commissioner of Economic and Community Development" are used  
1027 or referred to in the following sections of the general statutes or the  
1028 2008 supplement to the general statutes, "Commissioner of Housing"  
1029 shall be substituted in lieu thereof, and whenever the words  
1030 "Department of Economic and Community Development" are used or  
1031 referred to in the following sections of the general statutes or the 2008  
1032 supplement to the general statutes, "Department of Housing" shall be  
1033 substituted in lieu thereof: 3-20, 4b-21, 7-392, 8-13x, 8-30g, 8-37xx to 8-  
1034 37zz, inclusive, 8-39, 8-44a, 8-45, 8-45b, 8-47, 8-49, 8-57, 8-64a, 8-68, 8-  
1035 68a, 8-68b, 8-68c, 8-68d, 8-68e, 8-68f, 8-68g, 8-68h, 8-68j, 8-70, 8-71, 8-72,  
1036 8-72a, 8-73, 8-73lll, 8-74, 8-76, 8-76a, 8-77, 8-78, 8-79, 8-79a, 8-80, 8-81a,  
1037 8-82, 8-83, 8-84, 8-85, 8-87, 8-89, 8-92, 8-113a, 8-114a, 8-114d, 8-115a, 8-  
1038 116a, 8-117b, 8-118a, 8-118b, 8-118c, 8-119a, 8-119c, 8-119f, 8-119h, 8-  
1039 119i, 8-119j, 8-119k, 8-119l, 8-119m, 8-119n, 8-119t, 8-119x, 8-119dd, 8-  
1040 119ee, 8-119ff, 8-119gg, 8-119hh, 8-119jj, 8-119kk, 8-119ll, 8-119zz, 8-121,  
1041 8-154a, 8-154c, 8-154e, 8-155, 8-161, 8-162, 8-163, 8-166, 8-167, 8-169b, 8-  
1042 169w, 8-170, 8-187, 8-206, 8-206a, 8-206d, 8-206e, 8-208, 8-208b, 8-209, 8-

1043 214a, 8-214b, 8-214d, 8-214e, 8-214f, 8-214g, 8-214h, 8-215, 8-216, 8-216b,  
 1044 8-216c, 8-218, 8-218a, 8-218b, 8-218c, 8-218e, 8-218h, 8-219a, 8-219b, 8-  
 1045 219c, 8-219d, 8-219e, 8-220, 8-220a, 8-239a, 8-243, 8-244, 8-265p, 8-265w,  
 1046 8-265oo, 8-271, 8-272, 8-273, 8-274, 8-278, 8-279, 8-280, 8-281, 8-284, 8-  
 1047 286, 8-336, 8-336f, 8-336m, 8-336p, 8-355, 8-356, 8-357, 8-359, 8-365, 8-  
 1048 367, 8-367a, 8-376, 8-378, 8-381, 8-384, 8-385, 8-386, 8-387, 8-388, 8-389,  
 1049 8-400, 8-401, 8-402, 8-403, 8-404, 8-405, 8-410, 8-411, 8-412, 8-415, 8-418,  
 1050 8-420, 8-423, 10-416, 10-416b, 12-631, subsection (a) of section 16a-35c,  
 1051 subsection (f) of section 16a-38, 16a-40, 16a-40b, 16a-40j, 16a-40k, 16a-  
 1052 41, 17a-3, 17a-54a, 17a-485a, 17a-485b, 17a-485c, 17b-337, 17b-347e, 17b-  
 1053 420, 21-70, 21-70a, 21-84a, 22a-1d, 29-271, 47-88b, 47-284, 47-288, 47-294,  
 1054 47-295, 47a-56i, 47a-56j and 47a-56k.

1055 Sec. 35. (*Effective October 1, 2008*) (a) Whenever the words  
 1056 "Commissioner of Economic and Community Development" are used  
 1057 or referred to in any public or special act of 2007 or 2008 related to  
 1058 housing, they shall be deemed to refer to the "Commissioner of  
 1059 Housing".

1060 (b) Whenever the words "Department of Economic and Community  
 1061 Development" are used or referred to in any public or special act of  
 1062 2007 or 2008 related to housing, they shall be deemed to refer to the  
 1063 "Commissioner of Housing".

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2008</i>	4-5
Sec. 2	<i>October 1, 2008</i>	4-38c
Sec. 3	<i>October 1, 2008</i>	4-66c(b)
Sec. 4	<i>October 1, 2008</i>	4-66c(e)
Sec. 5	<i>October 1, 2008</i>	4-67r(a)
Sec. 6	<i>October 1, 2008</i>	4-67x(a)
Sec. 7	<i>October 1, 2008</i>	2-79a(a)
Sec. 8	<i>October 1, 2008</i>	8-37i
Sec. 9	<i>October 1, 2008</i>	8-37k
Sec. 10	<i>October 1, 2008</i>	8-37r

Sec. 11	<i>October 1, 2008</i>	8-37s
Sec. 12	<i>October 1, 2008</i>	8-37t
Sec. 13	<i>October 1, 2008</i>	8-37u
Sec. 14	<i>October 1, 2008</i>	8-37v
Sec. 15	<i>October 1, 2008</i>	8-37w
Sec. 16	<i>October 1, 2008</i>	8-37x
Sec. 17	<i>October 1, 2008</i>	8-37y
Sec. 18	<i>October 1, 2008</i>	8-37z
Sec. 19	<i>October 1, 2008</i>	8-37aa
Sec. 20	<i>October 1, 2008</i>	8-37bb(a)
Sec. 21	<i>October 1, 2008</i>	8-37ff
Sec. 22	<i>October 1, 2008</i>	8-37jj
Sec. 23	<i>October 1, 2008</i>	8-37kk
Sec. 24	<i>October 1, 2008</i>	8-37ll
Sec. 25	<i>October 1, 2008</i>	8-37pp(a)
Sec. 26	<i>October 1, 2008</i>	8-37qq(a)(1)
Sec. 27	<i>October 1, 2008</i>	8-37qq(e)(2)
Sec. 28	<i>October 1, 2008</i>	8-37rr(4)
Sec. 29	<i>October 1, 2008</i>	8-37tt(a)
Sec. 30	<i>October 1, 2008</i>	8-37uu
Sec. 31	<i>October 1, 2008</i>	8-37vv(b) and (c)
Sec. 32	<i>October 1, 2008</i>	8-37ww
Sec. 33	<i>October 1, 2008</i>	32-1b(d)
Sec. 34	<i>October 1, 2008</i>	New section
Sec. 35	<i>October 1, 2008</i>	New section

**Statement of Purpose:**

To reestablish the Department of Housing.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*